



COMMONS REGISTRATION ACT 1965

Reference No.26/U/3

In the Matter of The Village Green,
Great Creaton, Brixworth R.D.,
Northamptonshire

DECISION

This reference relates to the question of the ownership of land known as The Village Green, Great Creaton, Brixworth Rural District being the land comprised in the Land Section of Register Unit No.VG.4 in the Register of Town or Village Greens maintained by the Northamptonshire County Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference no person claimed to be the freehold owner of the land in question and no person claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Northampton on 28 June 1973. The hearing was attended by Creaton Parish Council who were represented by Mr. D. S. Norman their clerk.

Mr. Norman who is 69 years of age, moved to the Village in 1939 (he knew it in earlier years) and has been clerk of the Council since 1940, gave evidence. The land (shown in the Register map as seven pieces separated by roads or tracks) is grass land with some trees (one, a chestnut planted to commemorate the Coronation of H.M. King George V). It is an attractive feature of the Village. Mr. Norman produced an indenture dated 13 April 1900 by which Mr. W. M. Wroughton conveyed a piece "of land whereon formerly stood some old Almshouses .. delineated on the plan drawn in the margin ..." ~~was conveyed~~ to the Parish Council "upon trust that the said piece of land may hereafter form part and parcel of the Village Green of Creaton and used for no other purpose"; the recitals show that Mr. Wroughton had erected new Almshouses on another piece of land, had acquired the site of the old Almshouses from the Official Trustee of Charity Lands and was "desirous of throwing the piece of land hereby conveyed into the Village Green ..."; the final recital is: "the said Village Green of Creaton aforesaid is vested in the said Parish Council of Creaton"; the plan drawn on the indenture delineates the old Almshouses on the most easterly of the said seven pieces and shows the rest of the land comprised in this Register Unit as "THE GREEN" and as being in seven pieces as it is drawn on the Register Map, save that the only building shown is St. Michael's Church. Mr. Norman said that the records of the Council show that up to 1938 the Green was let annually by the Council for a Fair (known as "Creatons Feast"; according to local reputation in earlier years this included stalls for the sale of household goods but in later years was only a fun fair), and that up to about 1944 the grazing was let by the Parish Council annually by tender (these lettings ceased because there was no demand).

On the evidence summarised above, I am satisfied that the Parish Council is the owner of the land, and I shall accordingly direct the Northamptonshire County Council, as registration authority, to register Creaton Parish Council as the owner of the land under section 8(2) of the Act of 1965



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I am required by regulation 30(1) of the Commons Commissioners Regulations 1973 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this

9th

day of

July

1973.

a.a. Baden Fuller

Commons Commissioner